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October 30, 2017

Mr. Tim Teddy, Director (by email: Timothy.Teddy@como.gov)
City of Columbia Community Development
701 E. Broadway
Columbia, MO 65201

RE: Request for Concept Review Meeting
1400 Blue Ridge Road

Dear Mr. Teddy:

Eddie Berendzen – Contract Purchaser on behalf of On Point Construction desires to submit an application for a Concept Review Meeting for the property located at 1400 Blue Ridge Road in Columbia, Missouri.

We appreciate the willingness of the staff to hold this informal review to help us navigate the newly adopted Uniform Development Code.

By this letter we respectfully request a Concept Review Meeting.

Attached to this request:

- Digital .PDF – Land Analysis Map
- Locator Map – On Land Analysis Map

Legal Description: Northern Acres, Lot 19 & E 100 ft. Lot 16.

We look forward to working with the Community Development Department as we move through the approval process. Please let me know if you need any additional information to process this application.

Sincerely,
McClure Engineering Co

Christopher M. Sander, P.E.
Client Representative



City of Columbia
Community Development Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Development Review Application Subdivision & Land Development Actions

For office use:

Case #	Submission Date:	Planner Assigned:

1. Select the case type (one application required per case type) and submit this form **(in HARDCOPY & ELECTRONICALLY)**, including all supplemental materials and fees, to the Community Development Permit Center - 3rd Floor City Hall (701 E. Broadway). For case types not shown, contact the Planning and Zoning Division at (573)874-7239. Electronic copies should be e-mailed to planning@gocolumbiamo.com

☒ Concept Review Meeting

- ☒ Letter to Community Development Director describing request, noting restrictions of record, easements & right-of-way affecting site
- ☒ Locator map* (Indicate existing land uses on subject site and adjacent property. This can be noted in above letter.)
- ☒ Legal description of the property*
- ☒ A .PDF of sketch plan or plat, if applicable

☐ Preliminary Plat, ☐ Final Plat, or ☐ Replat

- ☐ Letter to Community Development Director describing request, noting total land area in acres, & number of lots proposed
- ☐ 5 full-sized copies of subdivision plat
- ☐ Digital .PDF copy of plat
- ☐ Completed "Preliminary Plat Checklist" or "Final Plat Checklist" for final plats & replats**
- ☐ Performance contracts**: Two signed originals (☐ N/A to preliminary plats)
- ☐ Construction plans and building permit application submitted to Building and Site Development (☐ N/A)

☐ Variance

- ☐ Letter to Community Development Director describing request & noting section(s) of the Regulations to which variance is requested
- ☐ Locator map*
- ☐ Original surveyor sealed legal description of the property (☐ N/A to sidewalk variance requests)
- ☐ Editable digital copy of legal description (☐ N/A to sidewalk variance requests)
- ☐ "Variance" or "Sidewalk Variance" worksheet** (☐ N/A to variances requested in conjunction with planned developments)

☐ Easement/Right-of-way(ROW) Vacation, ☐ New Easement Dedication

- ☐ Letter to Community Development Director describing request
- ☐ Locator map*
- ☐ Map showing area(s) to be vacated
- ☐ Original surveyor sealed legal description(s) of the area(s) to be vacated, & executable new easement document(s), if applicable
- ☐ Editable digital copy of legal description(s) for vacations, & dedications

*The Boone County Parcel Information Viewer provides internet access to locator maps & property deeds (<http://www.showmeboone.com/ASSESSOR/>).

**Forms are available online at http://www.gocolumbiamo.com/Planning/Zoning/application_forms.php.

ADDITIONAL APPLICATION REQUIREMENTS ON PAGE 2

2. Provide the following project & land use information for the subject property and immediate surroundings:

Plat/Plan Title (if applicable): CONCEPT REVIEW/LAND ANALYSIS MAP 1400 BLUE RIDGE RD.	Case # from previously held concept review meeting (if applicable):
Location (e.g., distance from street intersection; include address, if applicable): 1400 BLUE RIDGE RD. 2100' TO THE EAST OF RANGE LINE ST.	
Parcel ID#(s) (available at http://www.showmeboone.com/ASSESSOR/ , or from the Boone County Recorder's Office (phone: 573-886-4345): 12-717-00-02003.00 01	
Area (acres): 6.37	Current zoning: R1
Current land use (note existing structures, if applicable): VACANT	Requested zoning (if applicable):

3. Provide contact information for the property owner and applicant/agent/contract purchaser:

Owner: EDDIE BERENDZEN - CONTRACT PURCHASER	<input type="checkbox"/> Applicant/ <input type="checkbox"/> Agent/ <input checked="" type="checkbox"/> Contract purchaser:
Owner's signature (required for rezoning & development plan requests):	Firm: MCCLURE ENGINEERING CO
Address: 1963 COUNTY RD 2920	Address: 1901 PENNSYLVANIA DR.
City/State/Zip: HIGBEE, MISSOURI 65257	City/State/Zip: COLUMBIA, MISSOURI 65203
Phone: 573-268-6921	Phone: 573-814-1568
Fax:	Fax:
E-mail: ONPOINTCONSTRUCTION@HOTMAIL.COM	E-mail: CSANDER@MECRESULTS.COM

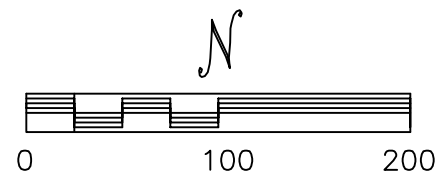
Fee Schedule:

Case Type	Processing	Recording	Subtotal
Concept Review	N/A	N/A	\$0
Preliminary Plat	\$600 + \$10/lot	N/A	\$
Final Plat	\$400 + \$10/lot	24X36": \$69 1 st sheet + \$50/add. 18X24": \$44 1 st sheet + \$25/add.	\$
Replat	\$300 + \$10/lot		\$
Plat Vacation (abrogation)	\$300	N/A	\$
Variance	\$350	N/A	\$
Easement/ROW Vacation	\$350	Minimum \$30 (up to 3 sheets)	\$
Easement Dedication	N/A	+ \$3/additional sheet	\$

For office use:

Case Description:							
Filing Deadline	Concept Review	Public Info Meeting	Council Res. (Annexations)	PZC Meeting	Council Res. (Prelim. Plats)	Council 1 st read	Council 2 nd & 3 rd read
Send postcard (Con Rev: meeting date; Pub Info: 1 wk after submittal)	Send staff comments (2 weeks after submittal)	Send ad & letters (20 days before PZC)	Receive revisions (1 wk after staff comments)	Send 2 nd review comments (1 wk after revisions received)	Send Annexation Council report (13 days before PZC)	Send PZC report (10 days before PZC)	Send Council report (10 days before 1 st read)
Verified complete (Sign & date):	Fees paid (Sign & date):	Ward:	Neighborhood Associations:			Historic structures over 50 years (Y/N):	

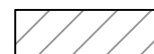

Updated on 8/18/2016 3:38 PM



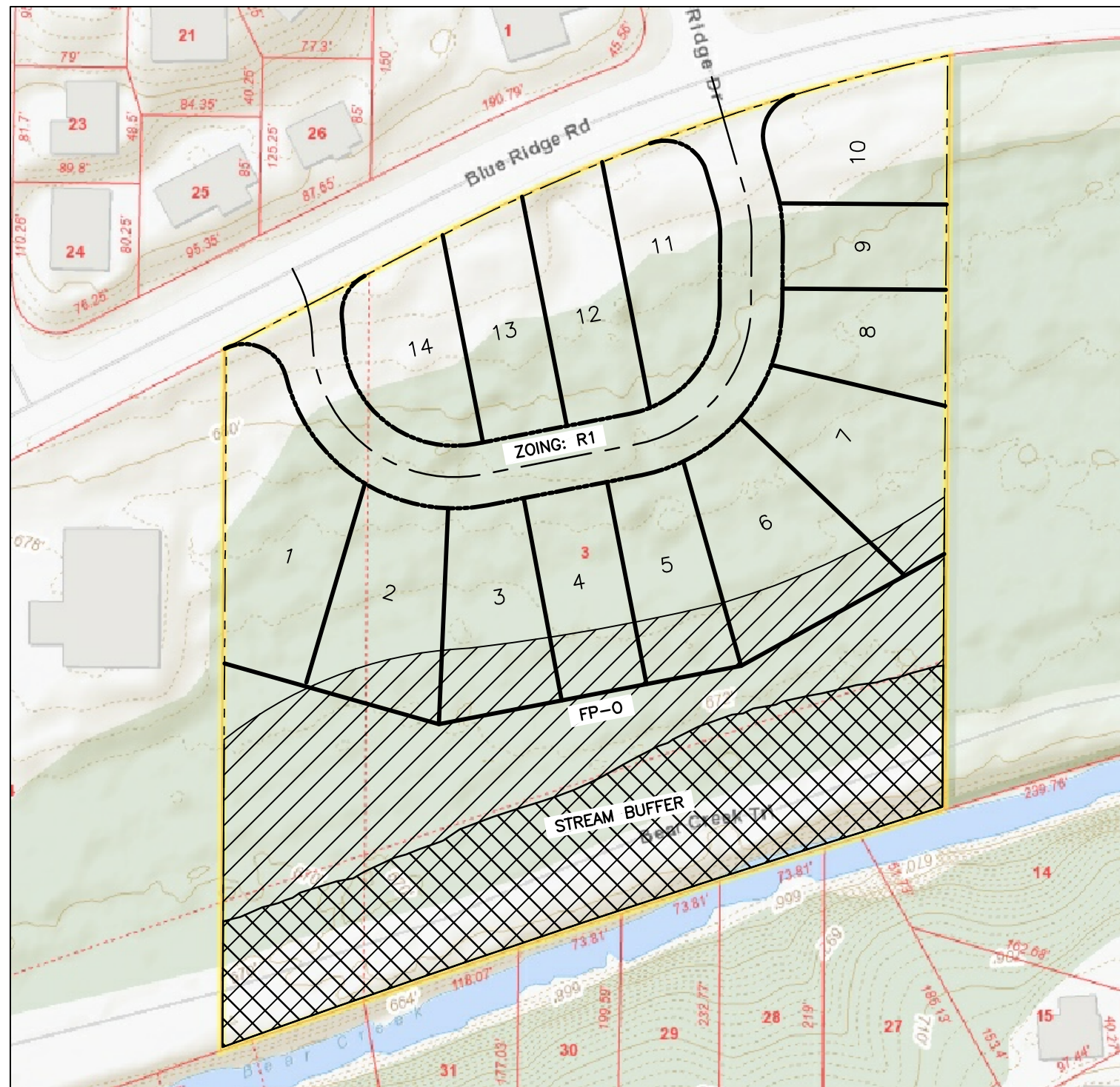
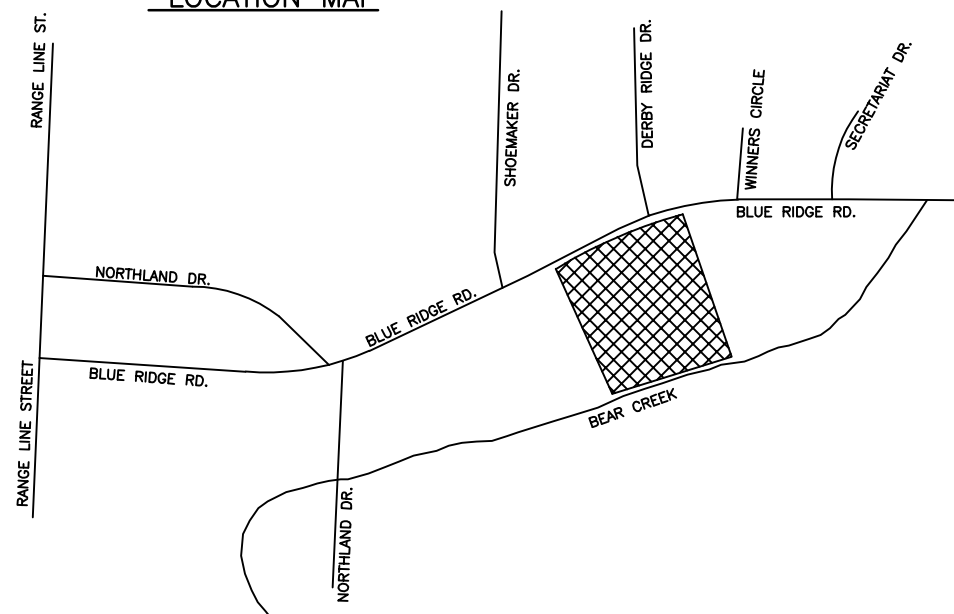
SCALE: 1"=100'

LAND ANALYSIS MAP 1400 BLUE RIDGE ROAD

LEGEND:

-  FP-0
-  100' STREAM BUFFER (BEAR CREEK)

LOCATION MAP



THE FOLLOWING AREAS SHOULD BE IDENTIFIED AS SENSITIVE ON MAP VIA CITY OF COLUMBIA UDC 29-5.1:

1(i): AREAS SHOWN ON THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN AS "SENSITIVE"

THIS LOCATION IS NOT CONSIDERED SENSITIVE ON THE FUTURE LAND USE MAP.

1(ii)A: STREAM CORRIDORS WHICH SHALL INCLUDE ALL LAND FROM TOP-OF-BANK TO TOP-OF-BANK OF ANY WATERWAY ON THE USGS QUADRANGLE MAP.

THE USGS QUADRANGLE MAP DOES NOT REFLECT ANY WATERWAY ON THIS SITE.

1(ii)B: STEEP SLOPES, WHICH INCLUDE ALL ALND WITH AN AVERAGE VERTICAL SLOPE OF 25% OR MORE, MEASURED FROM TOP-OF-SLOPE TO FOOT-OF SLOPE, PLUS AND ADDITIONAL (10) FEET.

AREAS WITHIN THE SITE WITH AN AVERAGE SLOPE GREATER THAN 25% AND THE ADDITIONAL 10' OFFSET AREAS ARE SHADED ACCORDING TO THE MAP LEGEND.

1(ii)C: ANY LANDS DESIGNATED AS FLOODWAY OR LANDS CONTAINED WITH THE FP-0 FLOODPLAIN OVERLAY DISTRICT.

THIS LOCATION IS NOT DESIGNATED AS FLOODWAY OR CONTAINED WITHIN THE FP-0 FLOODPLAIN OVERLAY DISTRICT.